



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/1568</b>                                                                         |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                       |
| <b>Address:</b>            | 4 Bridgemount Mews, Mount Pleasant Villas,<br>Hornsey, London, N4 4AG                        |
| <b>Proposal:</b>           | Infill of rear undercroft with new glass doors with<br>frames to match the existing windows. |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                 |
| <b>Valid Date:</b>         | 04/06/2024                                                                                   |
| <b>Applicant:</b>          | Mr Mikhail Khan                                                                              |
| <b>Agent:</b>              | Fergus Alexander                                                                             |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Proposed Development**

The application is to infill the rear ground floor undercroft with new glass doors.

#### **2. Site and Surroundings**

The subject site is located on Bridgemount Mews, which is a new development in close proximity to the Holly Park Estate and backs onto railway land. The application property is a three storey mid terrace townhouse. The site is located within Stroud Green conservation area.

#### **3. Relevant Planning and Enforcement history**

The following is the relevant recent planning history of the site:

HGY/2022/1798 - Addition of a roof terrace to the existing flat roof with glass balustrade and glass roof access - 16 August 2022 - Decision: Approve with Conditions.

HGY/2022/4180 - Non-material amendment following a grant of planning permission reference HGY/2022/1798 to amend drawings and details approved under Condition 2 (Approved Plans) to allow alterations to the approved balustrade and roof access - 17 February 2023 - Decision: Approve.

HGY/2022/4181 - Proposal: Infill of existing second floor balcony and the addition of one flat roof light - 1 February 2023 - Decision: Approve with Conditions.

#### **4. Consultation**

LBH Conservation Officer: No comment received.

#### **5. Local Representations**

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, letters and public notices. No responses have been received.

## **6. Material Planning Considerations**

The main planning considerations raised by the proposed development are:

1. Design and heritage.
2. Amenity

### Design and Heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Permission is sought for the infill of the ground floor rear undercroft, and where other changes have been noted to be introduced to the host terrace, such as infill balconies at no.s 4 (ref HGY/2022/4181) and 7 Bridgemount Mews (HGY/2016/3401). When viewed from the rear the silhouette of the outline of the opening will still be evident, due to the introduction of glass glazing, and where views from the wider area are limited due to the existence of vegetation and distance. The change is considered to result in a neutral impact on the conservation area.

### Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal will remain within the existing footprint of the host building and will not result in additional impacts on neighbours regarding dominance and sunlight/ daylight or privacy.

### Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## **7. CIL**

The increase in internal floor area does not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **8. Recommendation**

GRANT PERMISSION -Subject to conditions:

### **Conditions:**

- 1        The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.  
  
Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
- 2        The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3        The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise noted on the approved plans.  
  
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

### **Informatives:**

#### **INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-  
8.00am - 6.00pm Monday to Friday  
8.00am - 1.00pm Saturday  
and not at all on Sundays and Bank Holidays.

#### **INFORMATIVE: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

**INFORMATIVE: Party Wall Act**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.